



# Office of the City Clerk



SO2011-2301

Office of the City Clerk

## City Council Document Tracking Sheet

**Meeting Date:** 4/13/2011

**Sponsor(s):** Del Valle, Miguel (Clerk)

**Type:** Ordinance

**Title:** Zoning Reclassification App No. 17250 at 6000-6018 S Halsted St, 6001-6023 S Green St, 6000-6034 S Green St and 801-845 W 60th St

**Committee(s) Assignment:** Committee on Zoning

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map No. 14-G in the area bounded by

West 60<sup>th</sup> Street; South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; the alley next west of South Halsted Street; a line 250 feet south of West 60<sup>th</sup> Street; South Green Street, a line 372.68 feet south of West 60<sup>th</sup> Street; the alley next west of South Green Street,

to those of a RT4 Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Single-Unit Detached House District symbols and indications as shown on Map No. 14-G in the area bounded by

West 60<sup>th</sup> Street; South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; the alley next west of South Halsted Street; a line 250 feet south of West 60<sup>th</sup> Street; South Green Street, a line 372.68 feet south of West 60<sup>th</sup> Street; the alley next west of South Green Street,

to those of a RT4 Two-Flat, Townhouse and Multi-Unit District.

SECTION 3: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 14-G in the area bounded by

West 60<sup>th</sup> Street; South Halsted Street; a line 200 feet south of West 60<sup>th</sup> Street; the alley next west of South Halsted Street; a line 250 feet south of West 60<sup>th</sup>

Street; South Green Street, a line 372.68 feet south of West 60<sup>th</sup> Street; the alley next west of South Green Street,

to those of a Residential Planned Development Number \_\_\_\_\_, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 4. This ordinance takes effect after its passage and due publication.

Common Street Address: 6000-6018 S. Halsted; 6001-6023 S. Green Street; 6000-6034 S. Green Street; 801-845 W. 60th Street

*Residential Planned Development Number \_\_\_\_\_.*

*Plan of Development Statements.*

1. The area delineated herein as Residential Planned Development Number \_\_\_\_\_ (the "Planned Development") consists of a net site area of approximately one hundred one thousand three hundred and sixty-eight (101,368) square feet (two and three hundred twenty seven thousandths (2.327) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the Applicant, Volunteers of America of Illinois, an Illinois not-for-profit corporation (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements or any adjustment of the right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or part of any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Page 1 of 4

Applicant:	Volunteers of America of Illinois
Addresses:	6000-6018 S. Halsted St.; 6001-6023 S. Green St.; 6000-6034 S. Green St.; 801-845 W. 60th St.
Introduced:	April 13, 2011
Plan Commission:	October 18, 2012

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation

4. This Plan of Development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; an Overall Site Plan; Main Building Site Plan; Rowhouse Site Plan; north Six Flats Site Plan, South Six Flats Site Plan; Building Elevations (Main Building – North and East, Main Building – West and South, Row Houses, and Six-Flat); a Landscape Plan; Main Building Landscape Plan; Rowhouse and Park Landscape Plan; Six Flats North Landscape Plan; Six Flats South Landscape Plan; Plant List; and a Chicago Builds Green form, all prepared by Worn Jerabek Architects, P.C., dated October 18, 2012. Full-sized copies of the drawings are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted on the Property under this Planned Development: Multi-Unit Residential; Townhouses; recreational uses, accessory parking and related and accessory uses (such related and accessory uses to include, but not limited to, services and assistance provided to residents of the dwelling units in the Planned Development for housing retention, money management, vocational support and training, wellness management, recovery services and case management).
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation.

Page 2 of 4

Applicant:	Volunteers of America of Illinois
Addresses:	6000-6018 S. Halsted St.; 6001-6023 S. Green St.; 6000-6034 S. Green St.; 801-845 W. 60th St.
Introduced:	April 13, 2011
Plan Commission:	October 18, 2012

8. The maximum permitted floor area ratio (F.A.R.) for the site shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio ("FAR") calculations, the definitions of the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 101,368 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The improvements on the property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site Plan, Building Elevations and Landscape Plan. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management, and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

Page 3 of 4

Applicant: Volunteers of America of Illinois  
Addresses: 6000-6018 S. Halsted St.; 6001-6023 S. Green St.;  
6000-6034 S. Green St.; 801-845 W. 60th St.  
Introduced: April 13, 2011  
Plan Commission: October 18, 2012

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All buildings must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. Because 20%, or more, of the residential units will be Affordable, no green roofs are required; however, all buildings shall be Energy Star certified.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to RT4 Two-Flat, Townhouse and Multi-Unit District.

Page 4 of 4

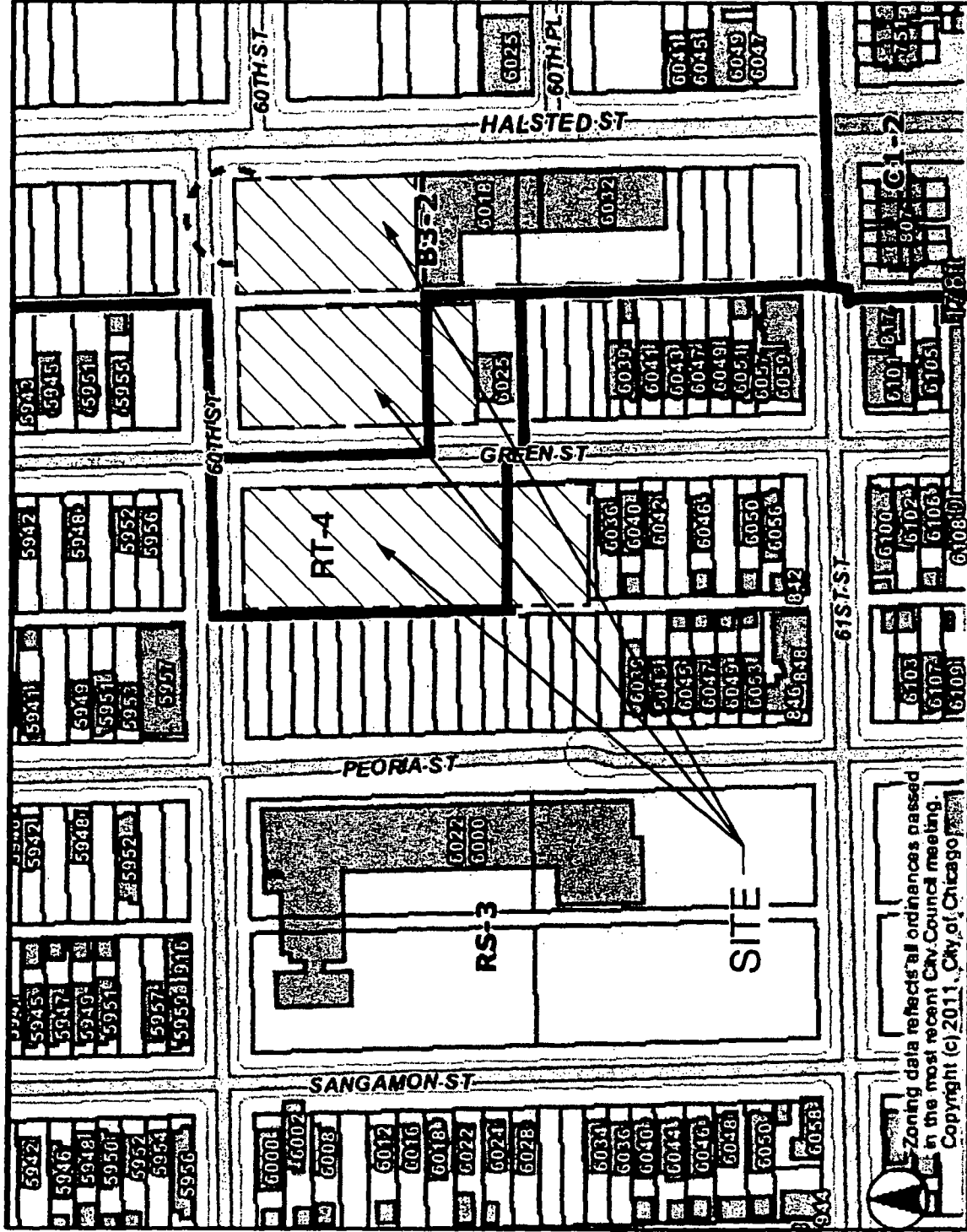
Applicant: Volunteers of America of Illinois  
Addresses: 6000-6018 S. Halsted St.; 6001-6023 S. Green St.;  
6000-6034 S. Green St.; 801-845 W. 60th St.  
Introduced: April 13, 2011  
Plan Commission: October 18, 2012

**RESIDENTIAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	152,743 square feet (3.506 acres)
Area Remaining in Public Right of Way	51,375 square feet (1.179 acres)
Net Site Area:	101,368 square feet (2.327 acres)
Permitted Uses:	See Statement No. 5.
Maximum Number of Dwelling Units:	73 Units
Maximum Floor Area Ratio:	1.15
Minimum Number of Off-Street Parking Spaces:	59 Spaces
Off-Street Loading Spaces:	1 (10' x 25')
Minimum Bicycle Parking Spaces:	34
Minimum Required Setbacks:	As Per Site Plan
Maximum Building Height:	38'-0"

**Applicant:** Volunteers of America of Illinois  
**Addresses:** 6000-6018 S. Halsted St.; 6001-6023 S. Green St.;  
6000-6034 S. Green St.; 801-845 W. 60th St.  
**Introduced:** April 13, 2011  
**Plan Commission:** October 18, 2012





Zoning data reflects all ordinances passed in the most recent City Council meeting.  
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ISSUE DATE: October 9, 2012

DRAWING:  
**EXISTING ZONING MAP**  
SCALE: N.T.S.

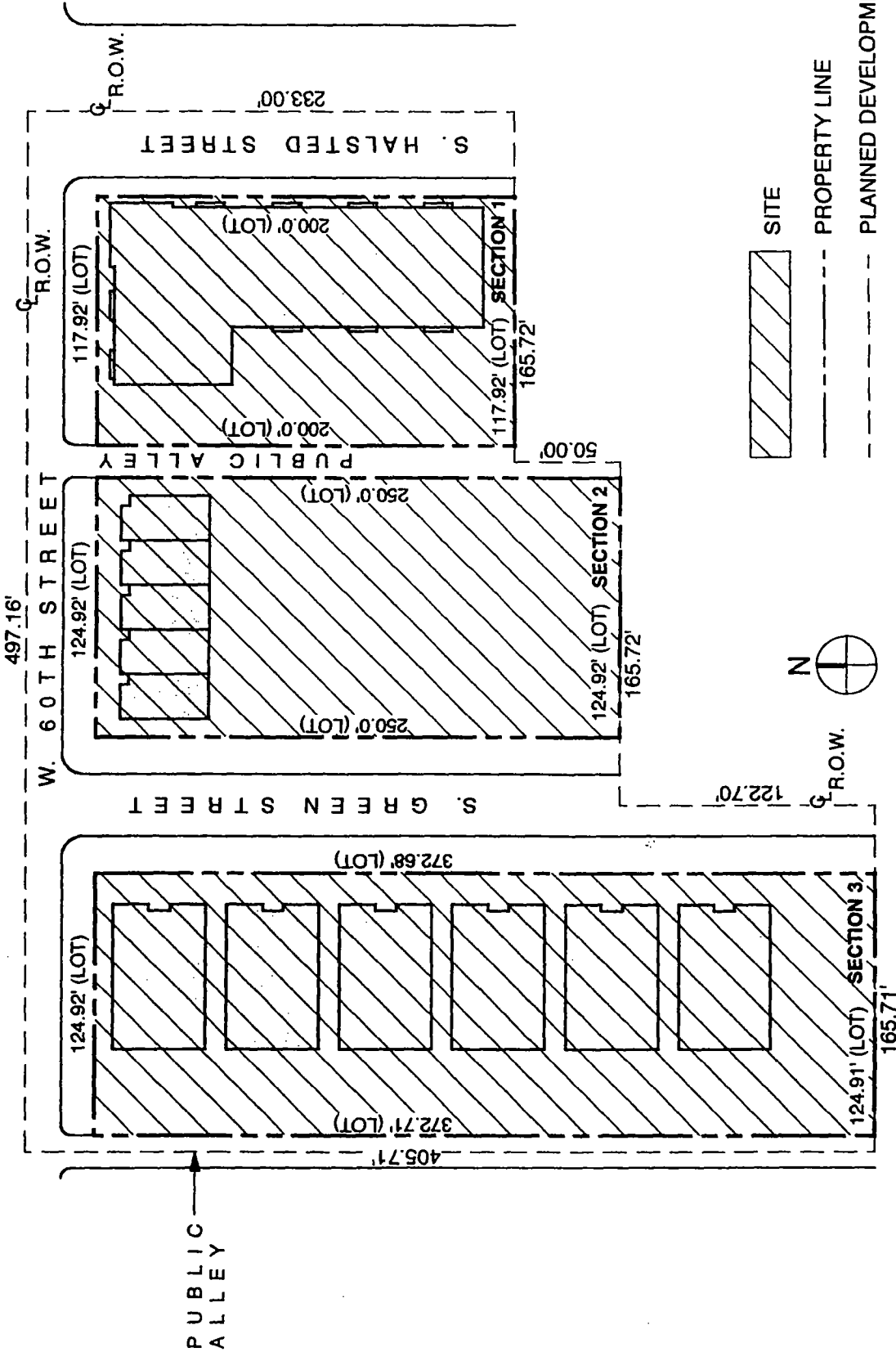
ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
6000-6034 S. Green Street; and 801-845 W. 60th Street  
Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois  
INTRO. DATE: April 13, 2011  
CPC DATE: October 18, 2012

**HOPE MANOR II APARTMENTS**

**WORN JERABEK ARCHITECTS, P. C.**  
212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654  
PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM

FINAL FOR PUBLICATION



ISSUE DATE: October 9, 2012

DRAWING:  
**PLANNED DEVELOPMENT  
 BOUNDARY AND  
 PROPERTY LINE MAP**  
 SCALE: 1" = 75'

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
 6000-6034 S. Green Street; and 801-845 W. 60th Street  
 Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois  
 INTRO. DATE: April 13, 2011  
 CPC DATE: October 18, 2012

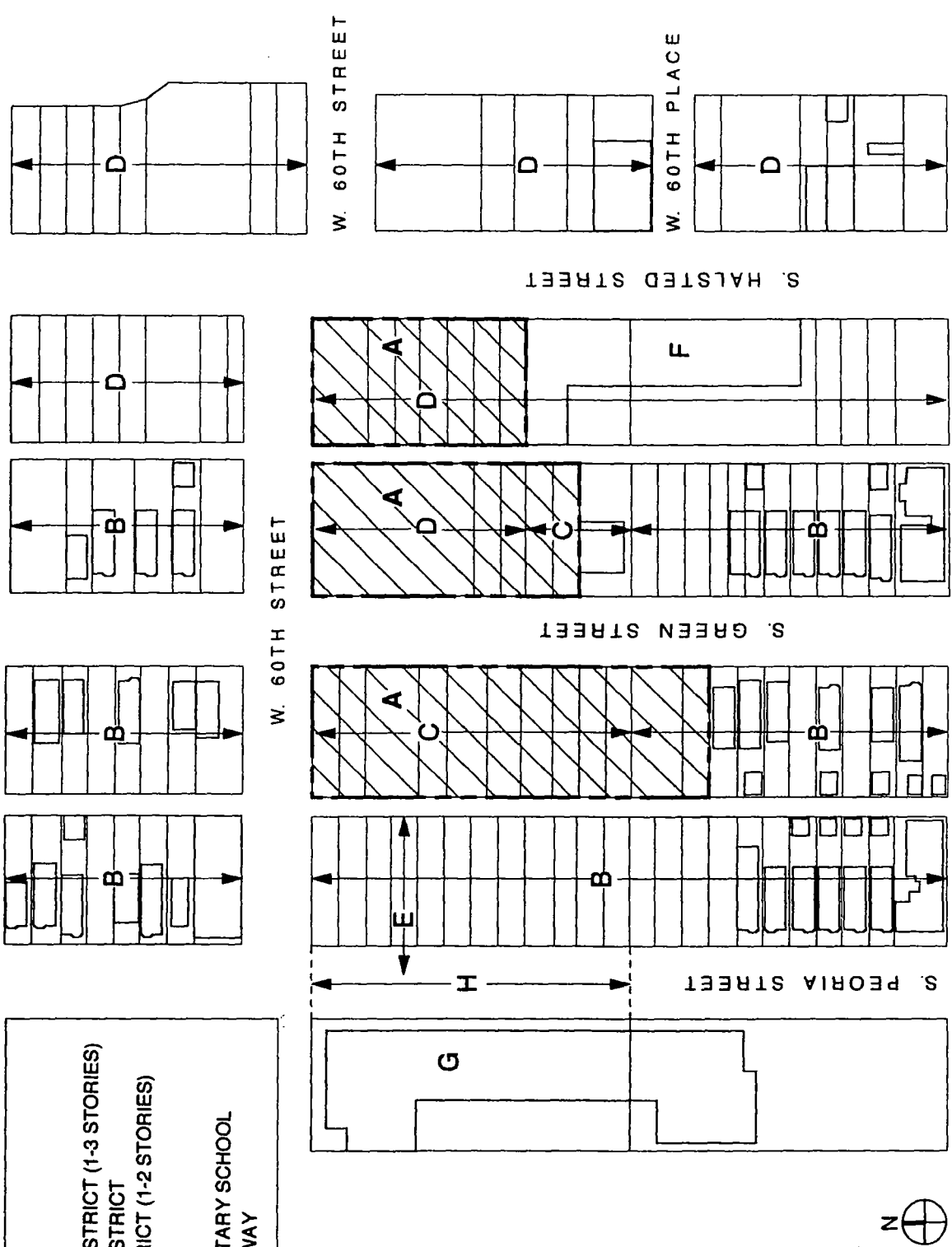
**HOPE MANOR II APARTMENTS**

**WORN JERABEK ARCHITECTS, P. C.**  
 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654  
 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM

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**KEY:**

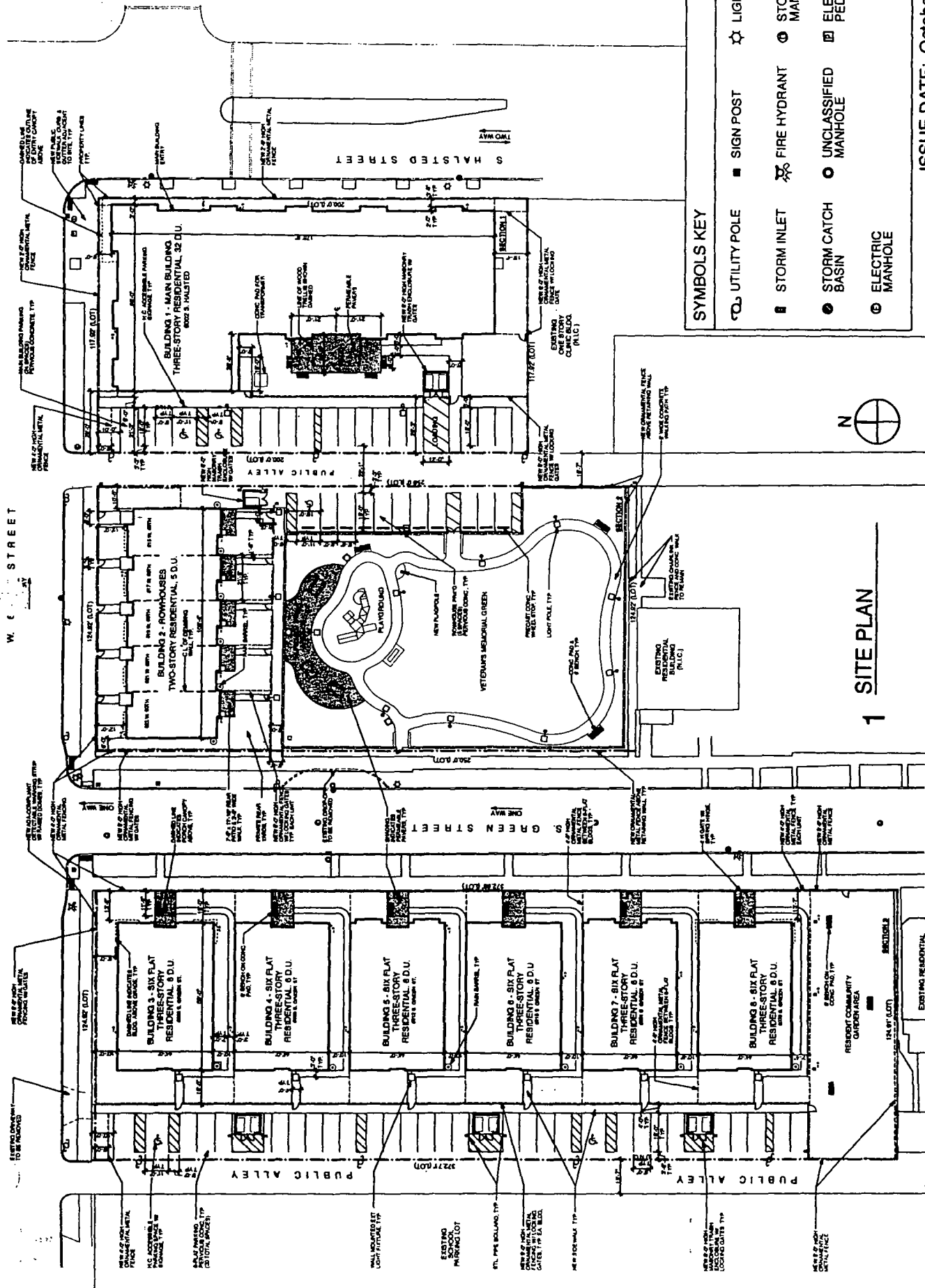
- A PROJECT SITE
- B RS-3 RESIDENTIAL DISTRICT (1-3 STORIES)
- C RT-4 RESIDENTIAL DISTRICT
- D B3-2 BUSINESS DISTRICT (1-2 STORIES)
- E PARKING LOT
- F CLINIC (1 STORY)
- G NICHOLSON ELEMENTARY SCHOOL
- H VACATED RIGHT OF WAY



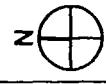
ISSUE DATE: October 9, 2012

<p><b>HOPE MANOR II APARTMENTS</b></p>	<p>ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621</p>	<p>DRAWING: EXISTING LAND USE MAP SCALE: 1" = 150'</p>
<p><b>WORN JERABEK ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60654 PHONE: 312.642.5567 FAX: 312.642.4189 WWW.WJAWORKS.COM</p>	<p>APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012</p>	<p>© 2012 WORN JERABEK ARCHITECTS, P.C.</p>

W. 6<sup>TH</sup> STREET



1 SITE PLAN



SYMBOLS KEY

- UTILITY POLE
- SIGN POST
- ☆ LIGHT POLE
- STORM INLET
- ⊗ FIRE HYDRANT
- STORM MANHOLE
- STORM CATCH BASIN
- UNCLASSIFIED MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊙ ELECTRIC MANHOLE

ISSUE DATE: October 9, 2012

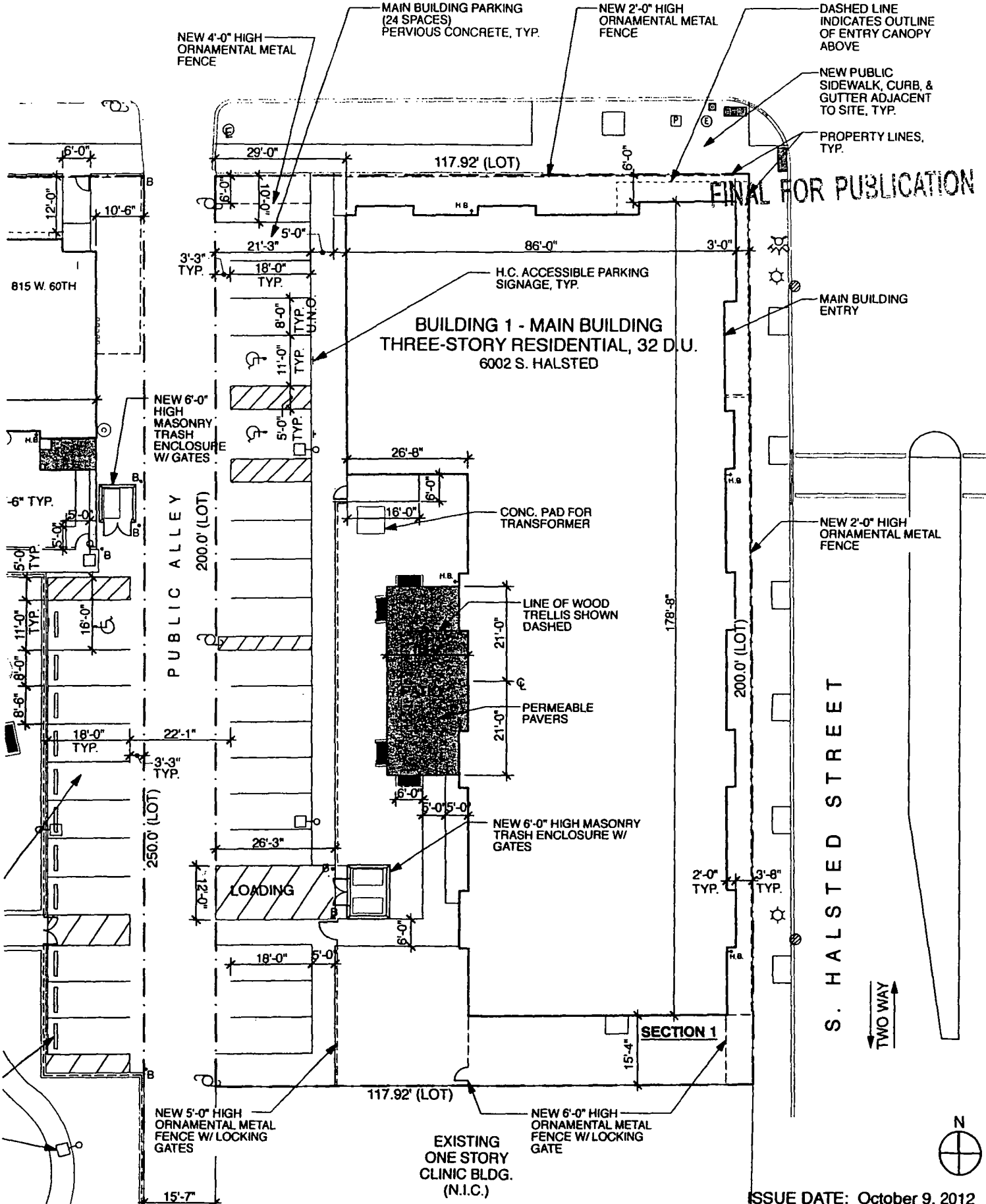
DRAWING:  
**OVERALL  
SITE PLAN**  
SCALE: N.T.S.

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
6000-6034 S. Green Street; and 801-845 W. 60th Street  
Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois  
INTRO. DATE: April 13, 2011  
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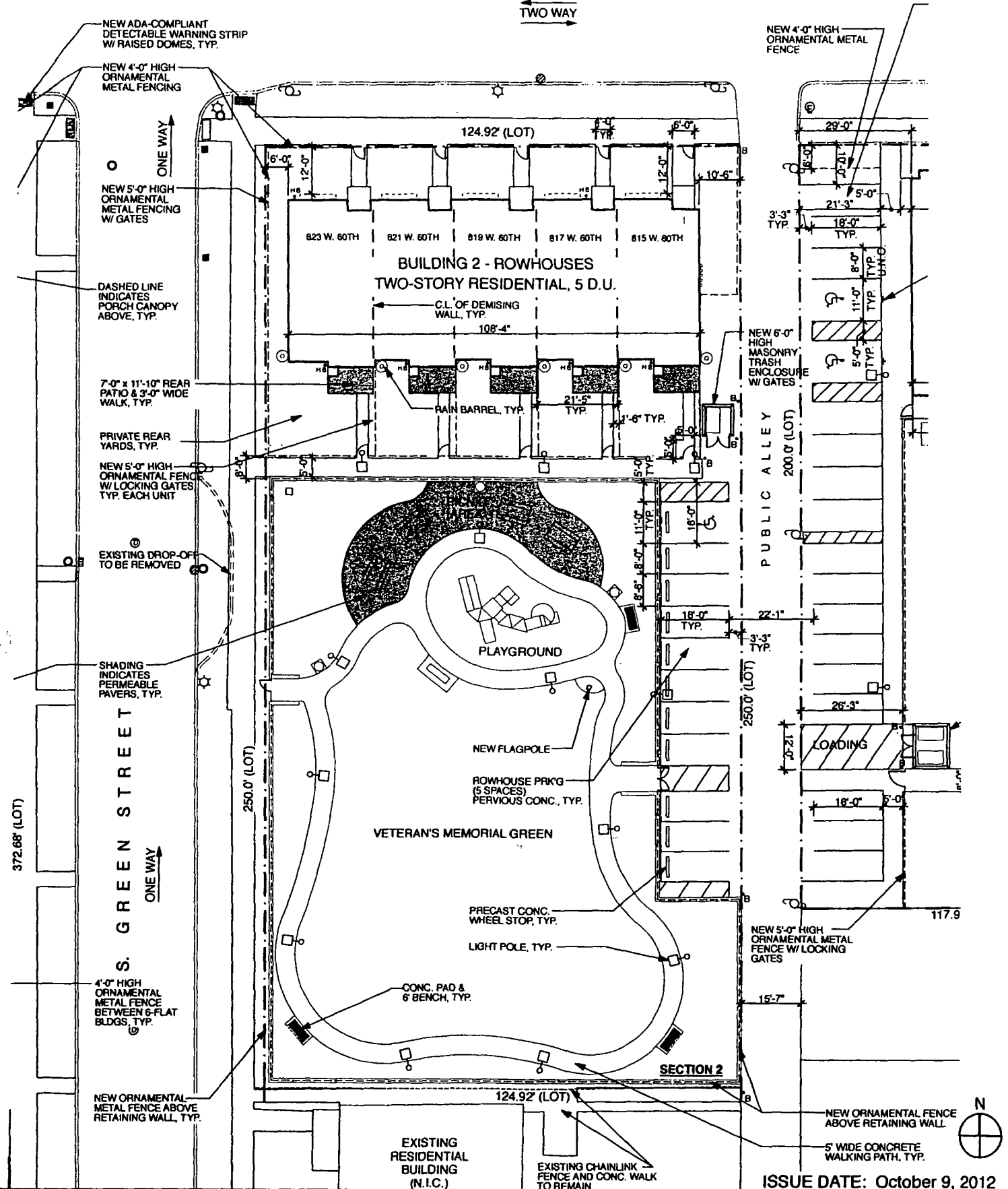
**FINAL FOR PUBLICATION**

ISSUE DATE: October 9, 2012

<p><b>HOPE MANOR II APARTMENTS</b></p> <p>© 2012 WORN JERABEK ARCHITECTS, P.C.</p>	<p>ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621</p> <p>APPLICANT: Volunteers of America of Illinois</p> <p>INTRO. DATE: April 13, 2011</p> <p>CPC DATE: October 18, 2012</p>	<p>DRAWING: <b>MAIN BUILDING SITE PLAN</b></p> <p>SCALE: N.T.S.</p>
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W. 60TH STREET

TWO WAY



ISSUE DATE: October 9, 2012

# HOPE MANOR II APARTMENTS

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
 6000-6034 S. Green Street; and 801-845 W. 60th Street  
 Chicago, Illinois 60621

DRAWING: **ROWHOUSE SITE PLAN**  
 SCALE: N.T.S.

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APPLICANT: Volunteers of America of Illinois  
 INTRO. DATE: April 13, 2011  
 CPC DATE: October 18, 2012

EXISTING DRIVEWAY TO BE REMOVED

NEW 5'-0" HIGH ORNAMENTAL METAL FENCING W/ GATES

NEW ADA-COMPLIANT DETECTABLE WARNING STRIP W/ RAISED DOMES, TYP.

NEW 4'-0" HIGH ORNAMENTAL METAL FENCING

ONE WAY

NEW 5'-0" HIGH ORNAMENTAL METAL FENCING W/ GATES

DASHED LINE INDICATES PORCH CANOPY ABOVE, TYP.

7'-0" x 11'-10" REAR PATIO & 3'-0" WIDE WALK, TYP.

PRIVATE REAR YARDS, TYP.

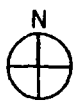
NEW 5'-0" HIGH ORNAMENTAL FEN W/ LOCKING GATE: TYP. EACH UNIT

EXISTING DROP-OFF TO BE REMOVED

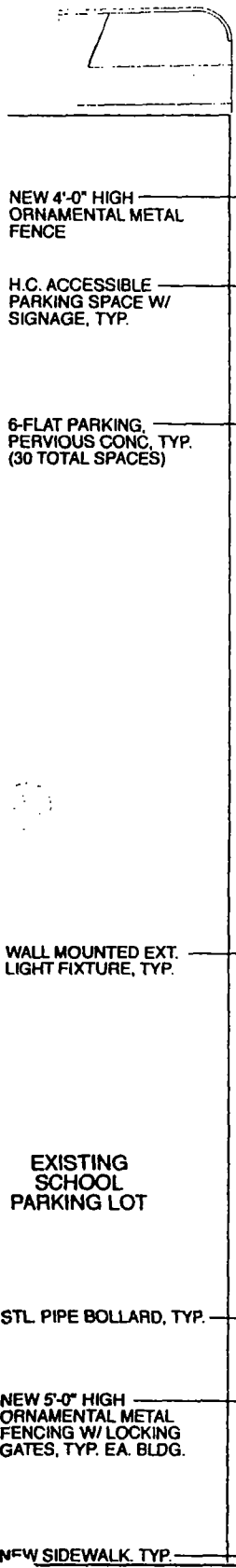
SHADING INDICATES PERMEABLE PAVERS, TYP.

GREEN STREET

ONE WAY



ISSUE DATE: October 9, 2012



NEW 4'-0" HIGH ORNAMENTAL METAL FENCE

H.C. ACCESSIBLE PARKING SPACE W/ SIGNAGE, TYP.

6-FLAT PARKING, PERVIOUS CONC. TYP. (30 TOTAL SPACES)

PUBLIC ALLEY

WALL MOUNTED EXT. LIGHT FIXTURE, TYP.

EXISTING SCHOOL PARKING LOT

STL PIPE BOLLARD, TYP.

NEW 5'-0" HIGH ORNAMENTAL METAL FENCING W/ LOCKING GATES, TYP. EA. BLDG.

NEW SIDEWALK, TYP.

BUILDING 3 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6000 S. GREEN ST.

BUILDING 4 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6006 S. GREEN ST.

BUILDING 5 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6012 S. GREEN ST.

BUILDING 6 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6018 S. GREEN ST.

HOPE MANOR II APARTMENTS

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621

APPLICANT: Volunteers of America of Illinois  
INTRO. DATE: April 13, 2011  
CPC DATE: October 18, 2012

DRAWING: NORTH SIX FLATS SITE PLAN  
SCALE: N.T.S.

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EXISTING SCHOOL PARKING LOT

STL. PIPE BOLLARD, TYP.

NEW 5'-0" HIGH ORNAMENTAL METAL FENCING W/ LOCKING GATES, TYP. EA. BLDG.

NEW SIDEWALK, TYP.

NEW 6'-0" HIGH MASONRY TRASH ENCLOSURE W/ LOCKING GATES, TYP.

NEW 5'-0" HIGH ORNAMENTAL METAL FENCE

PUBLIC ALLEY

BUILDING 6 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6018 S. GREEN ST.

BUILDING 7 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6024 S. GREEN ST.

BUILDING 8 - SIX FLAT THREE-STORY RESIDENTIAL. 6 D.U. 6030 S. GREEN ST.

RESIDENT COMMUNITY GARDEN AREA

EXISTING RESIDENTIAL BUILDING (N.I.C.)

S. GREEN STRE

ONE WAY

4'-0" HIGH ORNAMENTAL METAL FENCE BETWEEN 6-FLAT BLDGS, TYP.

NEW ORNAMENTAL METAL FENCE ABX RETAINING WALL,

4' H GATE W/ SPRING HINGE, TYP.

NEW 4'-0" HIGH ORNAMENTAL METAL FENCE, TY EACH UNIT

NEW 5'-0" HIGH ORNAMENTAL METAL FENCE

⊙



372.71'

372.68' (LOT)

124.91' (LOT)

SECTION 3

5' BENCH ON CONC. PAD, TYP.

15'-7"

18'-0" TYP. UNTO

3'-6" TYP.

4'-0" TYP.

18'-0" TYP.

44'-0"

44'-0"

44'-0"

7'-4"

13'-7"

10'-0"

10'-0"

10'-0"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

7'-4"

RAIN BARREL, TYP.

RAIN BARREL, TYP.

RAIN BARREL, TYP.

RAIN BARREL, TYP.

RAIN BARREL, TYP.

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ISSUE DATE: October 9, 2012

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621

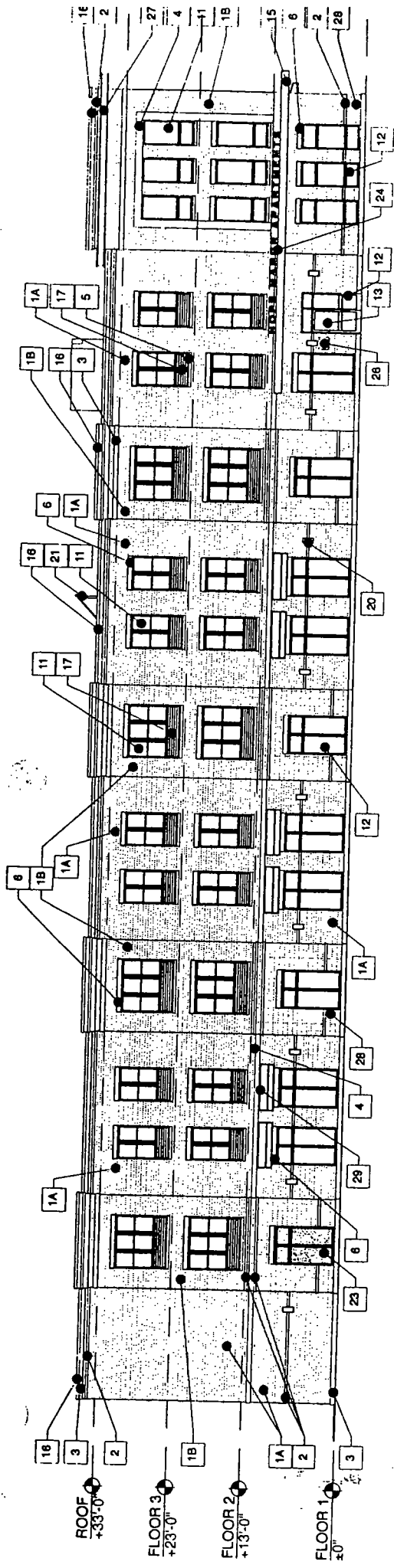
APPLICANT: Volunteers of America of Illinois  
INTRO. DATE: April 13, 2011  
CPC DATE: October 18, 2012

DRAWING:  
**SOUTH SIX FLATS  
SITE PLAN**  
SCALE: N.T.S.

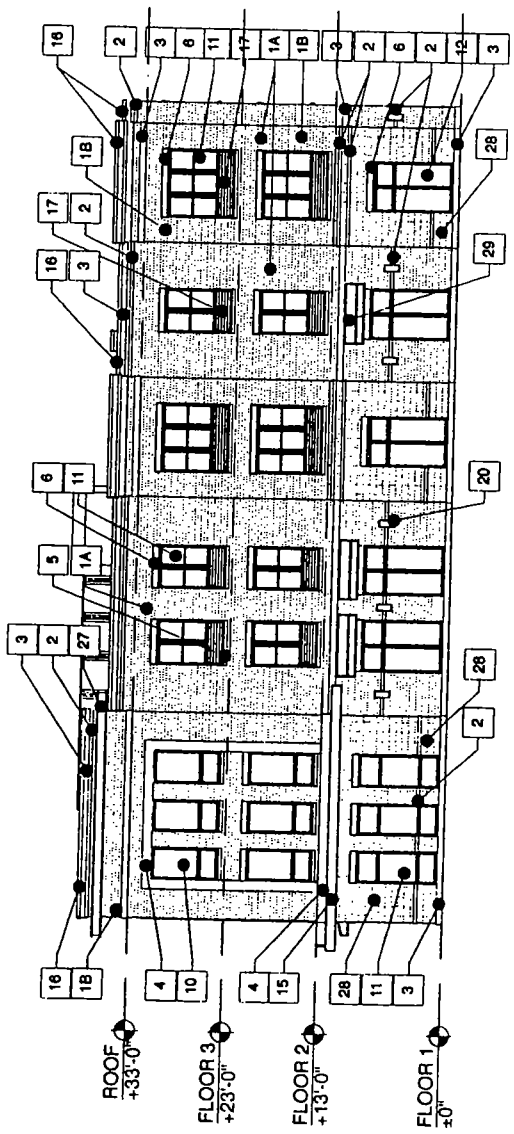
**HOPE MANOR II  
APARTMENTS**

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**1**  
**MAIN BUILDING (BLDG. 1)**  
**EAST ELEVATION**  
 NOT TO SCALE



**2**  
**MAIN BUILDING (BLDG. 1)**  
**NORTH ELEVATION**  
 NOT TO SCALE

ISSUE DATE: October 9, 2012

DRAWING:

**MAIN BUILDING  
 ELEVATIONS**

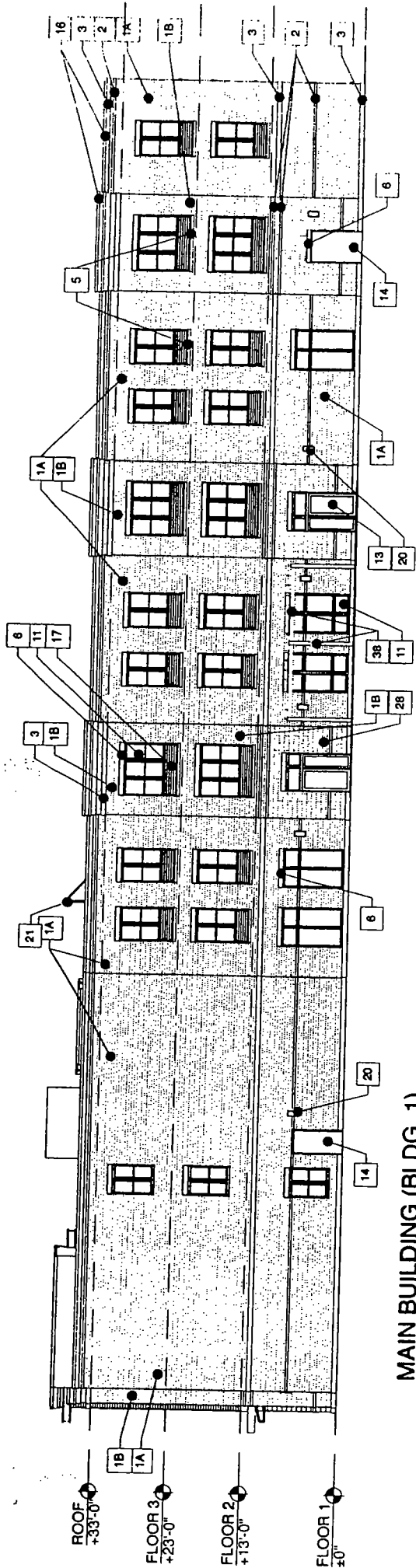
SCALE: N.T.S.

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
 6000-6034 S. Green Street; and 801-845 W. 60th Street  
 Chicago, Illinois 60621

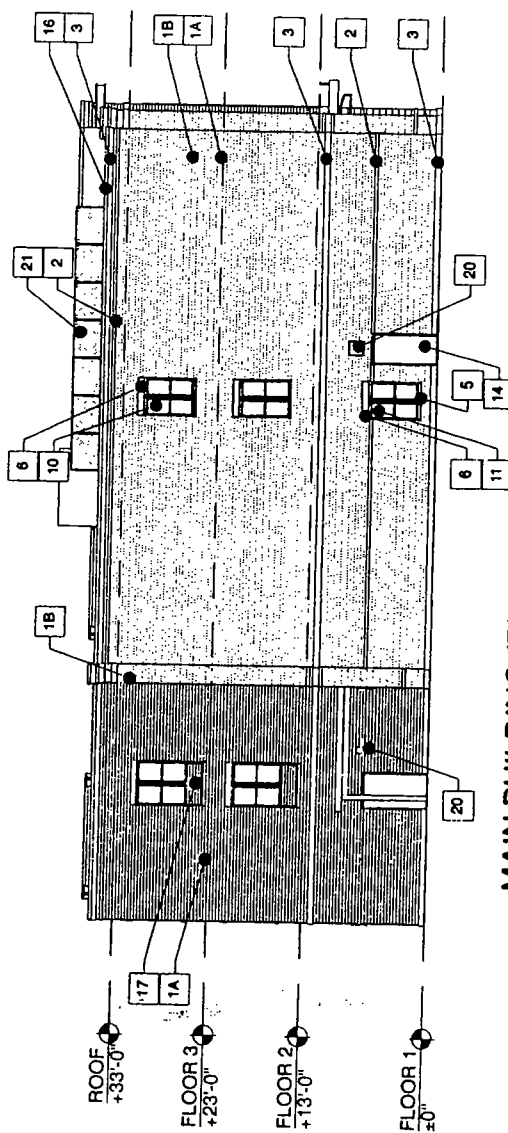
APPLICANT: Volunteers of America of Illinois  
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1 MAIN BUILDING (BLDG. 1)  
WEST ELEVATION  
NOT TO SCALE



2 MAIN BUILDING (BLDG. 1)  
SOUTH ELEVATION  
NOT TO SCALE

ISSUE DATE: October 9, 2012

DRAWING:

**MAIN BUILDING  
ELEVATIONS**

SCALE: N.T.S.

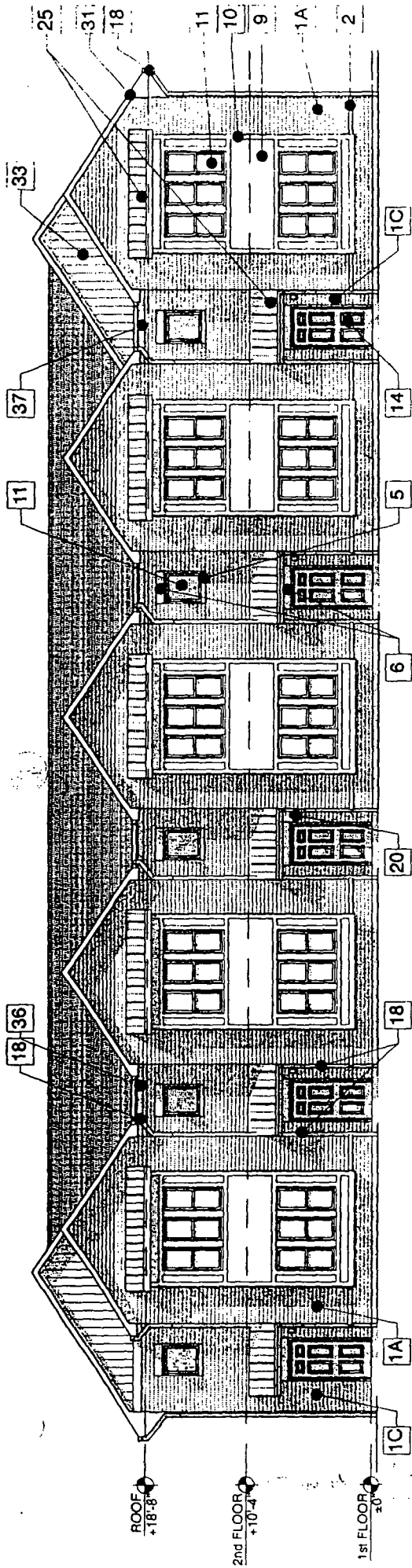
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ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
6000-6034 S. Green Street; and 801-845 W. 60th Street  
Chicago, Illinois 60621

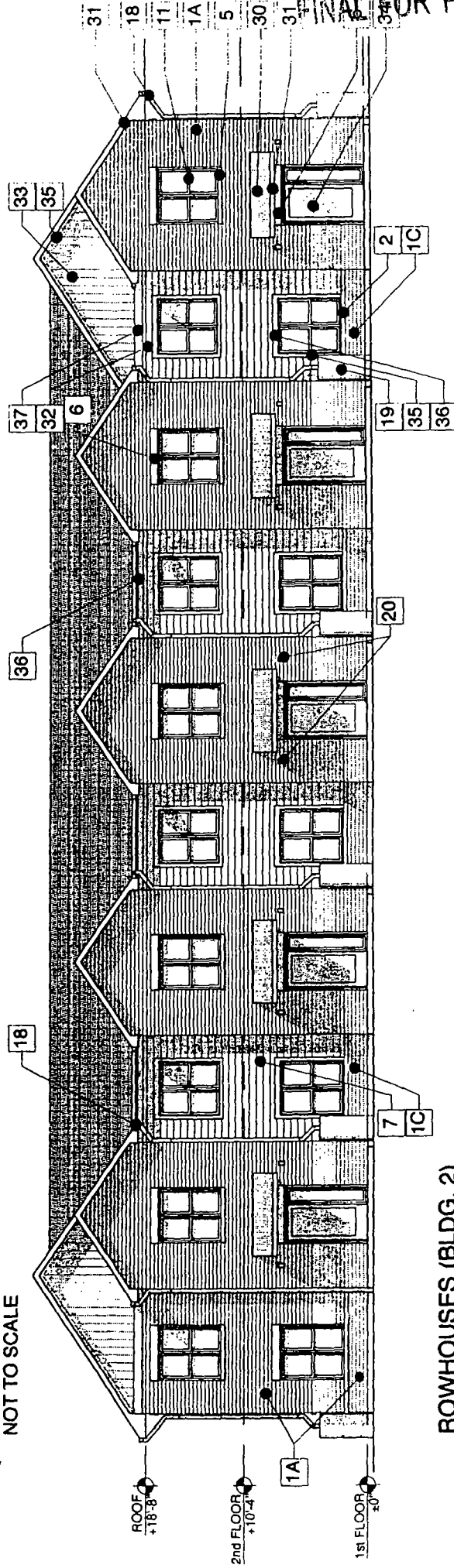
APPLICANT: Volunteers of America of Illinois  
INTRO. DATE: April 13, 2011  
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**HOPE MANOR II APARTMENTS**

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PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAWORKS.COM



**1**  
 ROWHOUSES (BLDG. 2)  
 NORTH (FRONT) ELEVATION  
 NOT TO SCALE



**2**  
 ROWHOUSES (BLDG. 2)  
 SOUTH (REAR) ELEVATION  
 NOT TO SCALE

ISSUE DATE: October 9, 2012

DRAWING:

**ROWHOUSE  
 ELEVATIONS**

SCALE: N.T.S.

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 Chicago, Illinois 60621

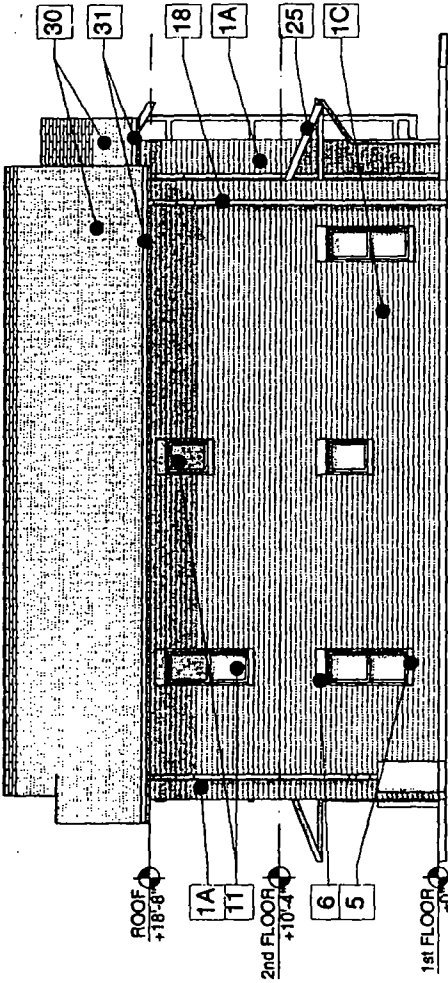
APPLICANT: Volunteers of America of Illinois

INTRO. DATE: April 13, 2011

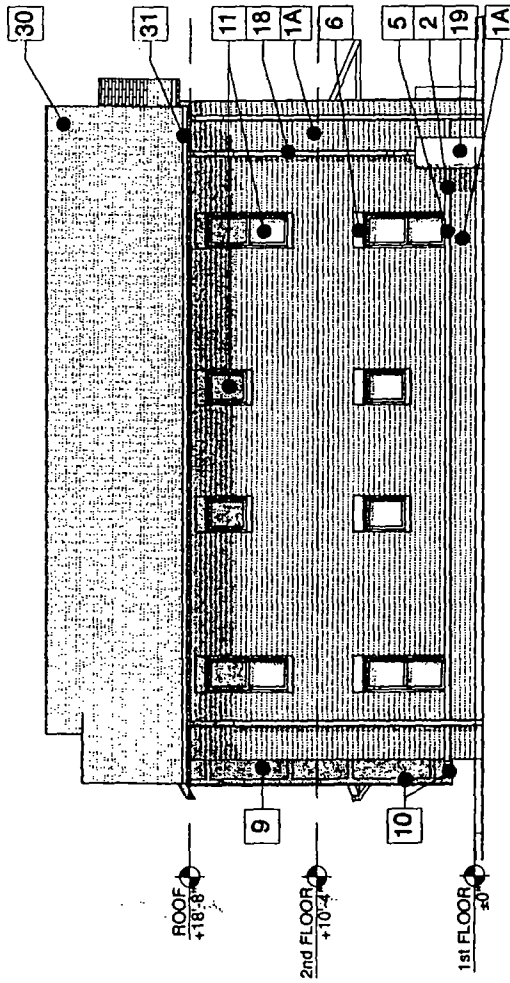
CPC DATE: October 18, 2012

**HOPE MANOR II APARTMENTS**

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1  
 ROWHOUSES (BLDG. 2)  
 EAST (SIDE) ELEVATION  
 NOT TO SCALE



2  
 ROWHOUSES (BLDG. 2)  
 WEST (SIDE) ELEVATION  
 NOT TO SCALE

ISSUE DATE: October 9, 2012

DRAWING:

**ROWHOUSE  
 ELEVATIONS**

SCALE: N.T.S.

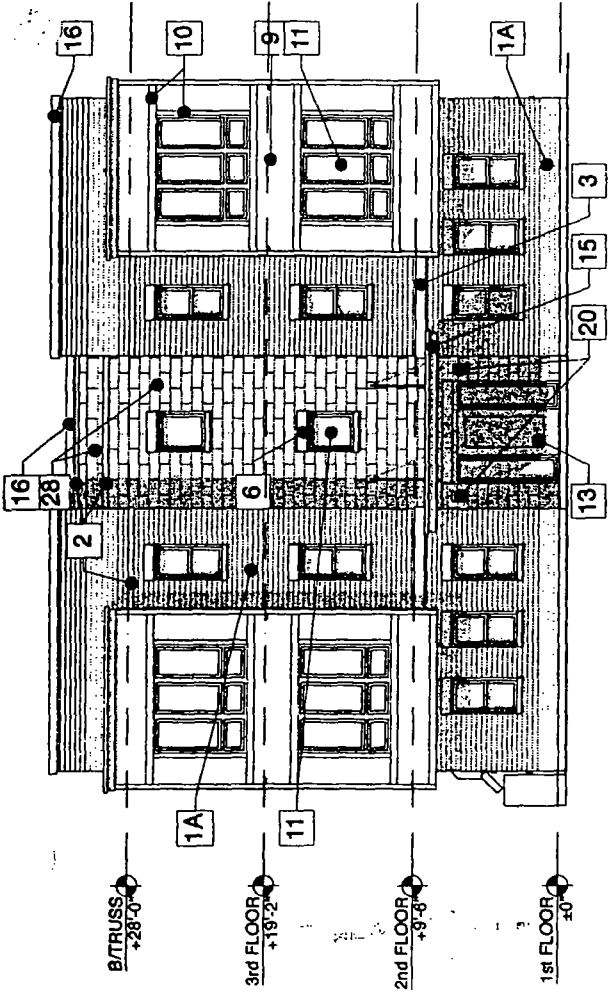
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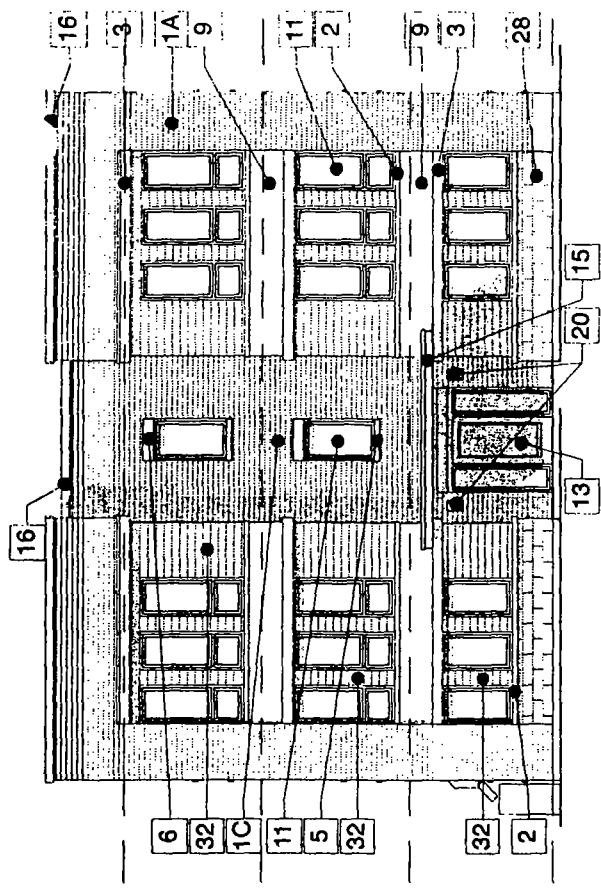
APPLICANT: Volunteers of America of Illinois  
 INTRO. DATE: April 13, 2011  
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**HOPE MANOR II APARTMENTS**

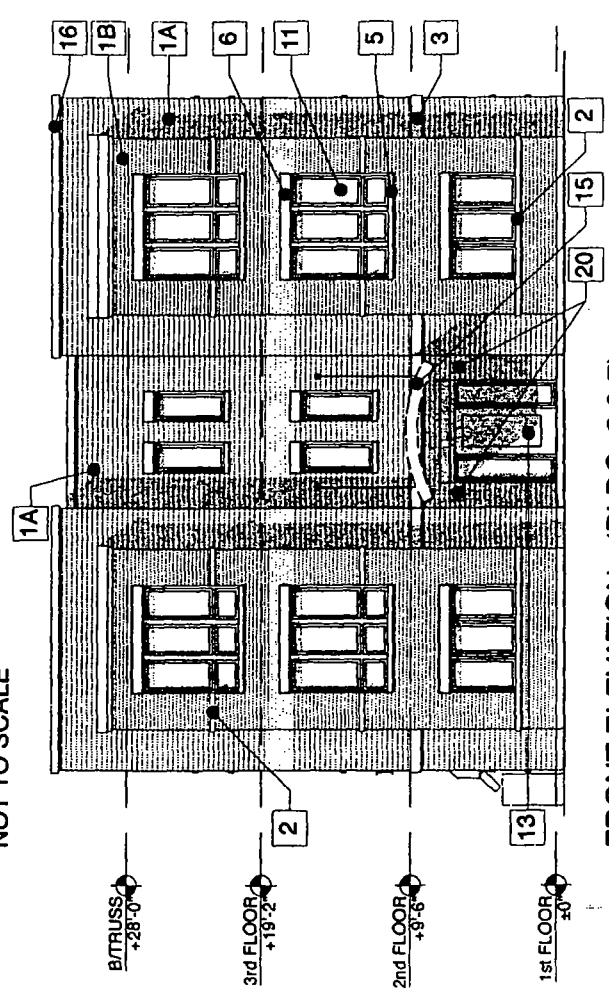
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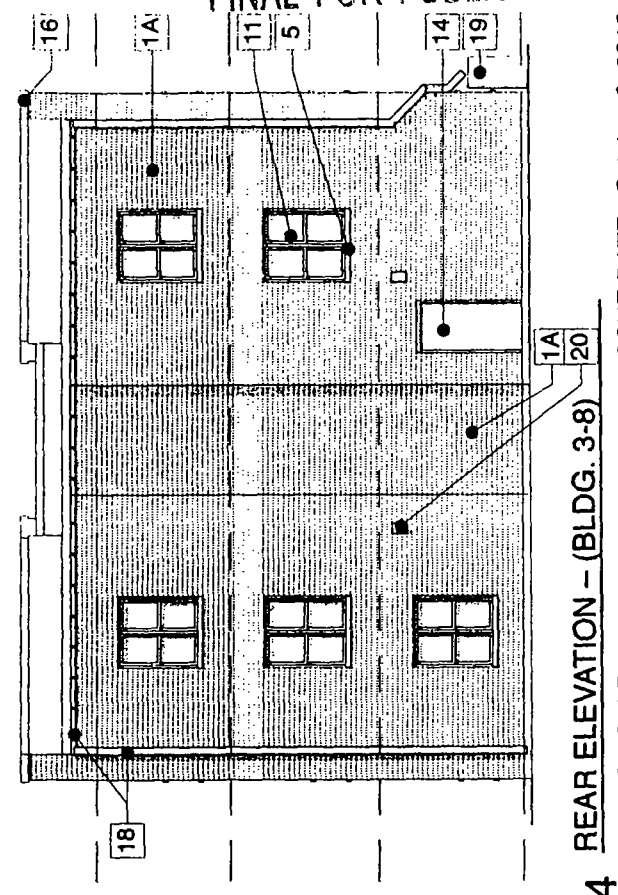
**1** FRONT ELEVATION - (BLDG. 3 & 8)  
NOT TO SCALE



**2** FRONT ELEVATION - (BLDG. 4 & 6)  
NOT TO SCALE



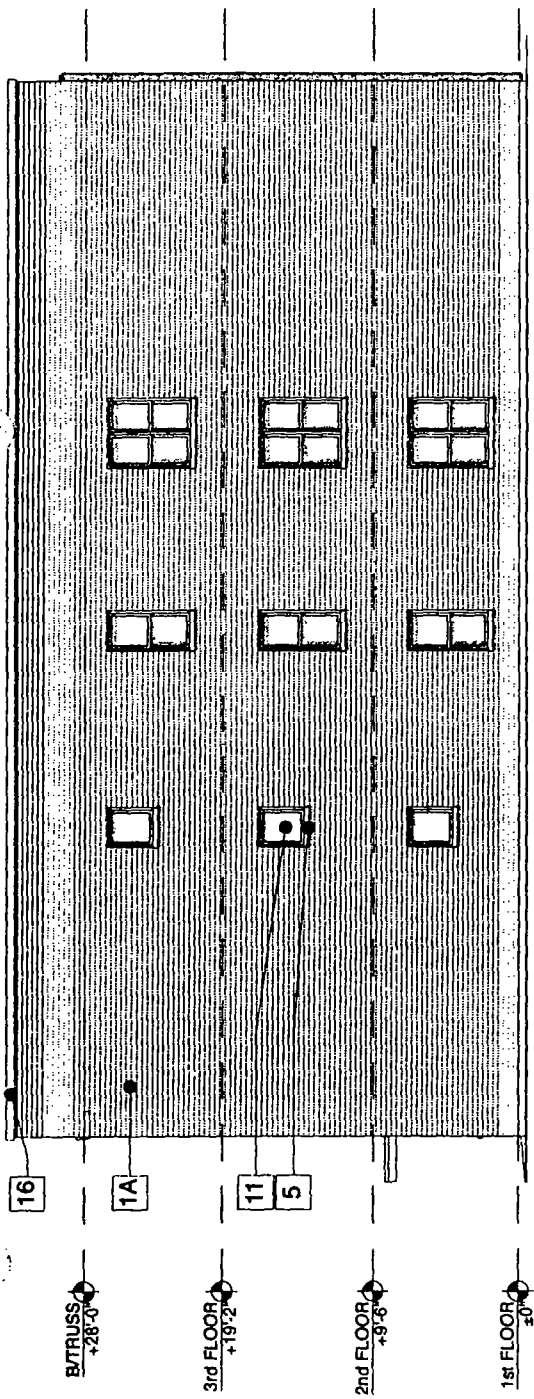
**3** FRONT ELEVATION - (BLDG. 5 & 7)  
NOT TO SCALE



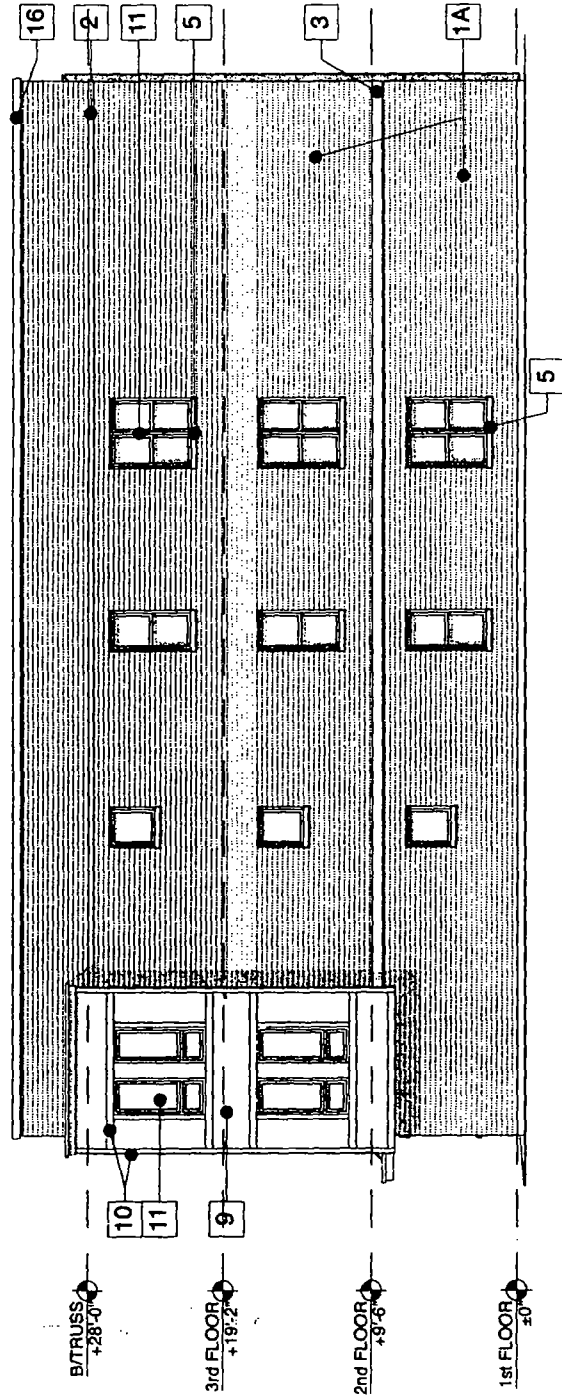
**4** REAR ELEVATION - (BLDG. 3-8)  
NOT TO SCALE

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**APPLICANT:** Volunteers of America of Illinois  
**INTRO. DATE:** April 13, 2011  
**CPC DATE:** October 18, 2012  
**DRAWING:** SIX FLAT ELEVATIONS  
**SCALE:** N.T.S.  
**ISSUE DATE:** October 9, 2012  
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1 SIDE ELEVATION - (BLDG. 4, 5, 6, 7)  
NOT TO SCALE



2 SIDE ELEVATION - (BLDG. 3 & 8)  
NOT TO SCALE

ISSUE DATE: October 9, 2012

DRAWING:  
**SIX FLAT  
ELEVATIONS**  
SCALE: N.T.S.

ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street;  
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**HOPE MANOR II APARTMENTS**

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# ELEVATION MATERIAL KEY

- 1A - FACE BRICK #1 - 3 5/8" (H) x 3 5/8" (D) x 11 5/8" (L) - SIOUX CITY BRICK - COLOR: NAPPA VALLEY, FINISH: VELOUR.
- 1B - FACE BRICK #2 - 3 5/8" (H) x 3 5/8" (D) x 11 5/8" (L) - SIOUX CITY BRICK - COLOR: TOASTED FINE ART, FINISH: VELOUR.
- 1C - FACE BRICK #3 - 3 5/8" (H) x 3 5/8" (D) x 11 5/8" (L) - SIOUX CITY BRICK - COLOR: BLACK HILLS, FINISH: VELOUR.
- 2 - 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 3 - 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 4 - 11 5/8" (H) x 1'-11 5/8" (L) CAST STONE TRIM - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 5 - 3 5/8" (H) x 1'-11 5/8" (L) CAST STONE SILL - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 6 - 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE HEAD TRIM - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 7 - 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE SILL W/ WATER TABLE - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: LIMESTONE.
- 8 - PRE-FINISHED FIBER-CEMENT & POLYURETHANE CORNICE - SEE DETAILS
- 9 - PREFINISHED FIBER-CEMENT BOARD PANELS, SMOOTH FINISH, JAMES HARDIE, COLOR BY ARCH.
- 10 - PREFINISHED FIBER-CEMENT BOARD BATTENS, SMOOTH FINISH, 3 1/2" WIDTH, JAMES HARDIE, COLOR BY ARCH.
- 11 - PRE-FINISHED FIBERGLASS SINGLE-HUNG / FIXED WINDOWS
- 12 - PRE-FINISHED STOREFRONT WINDOWS
- 13 - PRE-FINISHED STOREFRONT DOORS/SIDELIGHT
- 14 - PAINTED STEEL DOOR AND FRAME
- 15 - GALVANIZED STEEL CANOPY STRUCTURE W/ ALUM. COPINGS - SEE STRUCT.
- 16 - 24 GA. PREFINISHED GALVANIZED STEEL PARAPET COPING, 5" PROFILE, KYMAR 500 FINISH - PAC-CLAD, COLOR BY ARCH.
- 17 - PREFINISHED STEEL ARCHITECTURAL LOUVER
- 18 - PREFINISHED GALVANIZED STEEL GUTTER & DOWNSPOUT
- 19 - RAIN BARREL - SEE CIVIL
- 20 - EXTERIOR-RATED WALL-MOUNTED LIGHT FIXTURE - SEE ELECT.
- 21 - SOLAR THERMAL COLLECTOR PANELS
- 22 - STEEL ARCHITECTURAL BAR GUARD-AVANT GUARDS, LEVEL 7 -ELECTROSTATIC POWDER-COAT FINISH ON STEEL, BLACK COLOR
- 23 - INSULATED SPANDREL GLASS. COLOR BY ARCH.
- 24 - 8" HIGH STAINLESS STEEL SIGNAGE LETTERS ANCHORED TO STEEL CANOPY
- 25 - PREFIN. 24 GA. STEEL STANDING SEAM ROOFING-COLOR BY ARCH.
- 26 - 20" W X 16" HIGH ALUM. ETCHED PLAQUE. DARK BRONZE FIELD WITH BRUSHED BORDER & TEXT
- 27 - PAINTED STEEL CORNICE - SEE STRUCT.
- 28 - 7 5/8" (H) x 1'-11 5/8" (L) CAST STONE UNITS (RUNNING BOND) - "PRAIRIE STONE" GROUND FACE FINISH, COLOR: BUFF.
- 29 - CANVAS FABRIC AWNING ON TUBULAR GALVANIZED STEEL SUPPORT FRAME - COLOR BY ARCH.
- 30 - ARCHITECTURAL FIBERGLASS SHINGLES
- 31 - PRE-FINISHED ALUMINUM FASCIA - COLOR BY ARCHITECT
- 32 - PRE-FINISHED FIBER CEMENT BOARD LAP SIDING, JAMES HARDIE, 7" EXPOSURE
- 33 - PRE-FINISHED FIBER CEMENT BOARD VERTICAL SIDING, SMOOTH FINISH, JAMES HARDIE, COLOR BY ARCH.
- 34 - PAINTED STEEL DOOR & FRAME W/TGL. SIDELITE
- 35 - 3 1/2" PREFINISHED FIBER-CEMENT TRIM, SMOOTH FINISH, JAMES HARDIE, COLOR BY ARCH.
- 36 - 5 1/2" PREFINISHED FIBER-CEMENT TRIM, SMOOTH FINISH, JAMES HARDIE, COLOR BY ARCH.
- 37 - 7 1/4" PREFINISHED FIBER-CEMENT TRIM, SMOOTH FINISH, JAMES HARDIE, COLOR BY ARCH.
- 38 - WOOD TRELLIS ON CONC. FOOTINGS - SEE STRUCT.

FINAL FOR PUBLICATION

ISSUE DATE: October 9, 2012

DRAWING:

## ELEVATION MATERIAL KEY

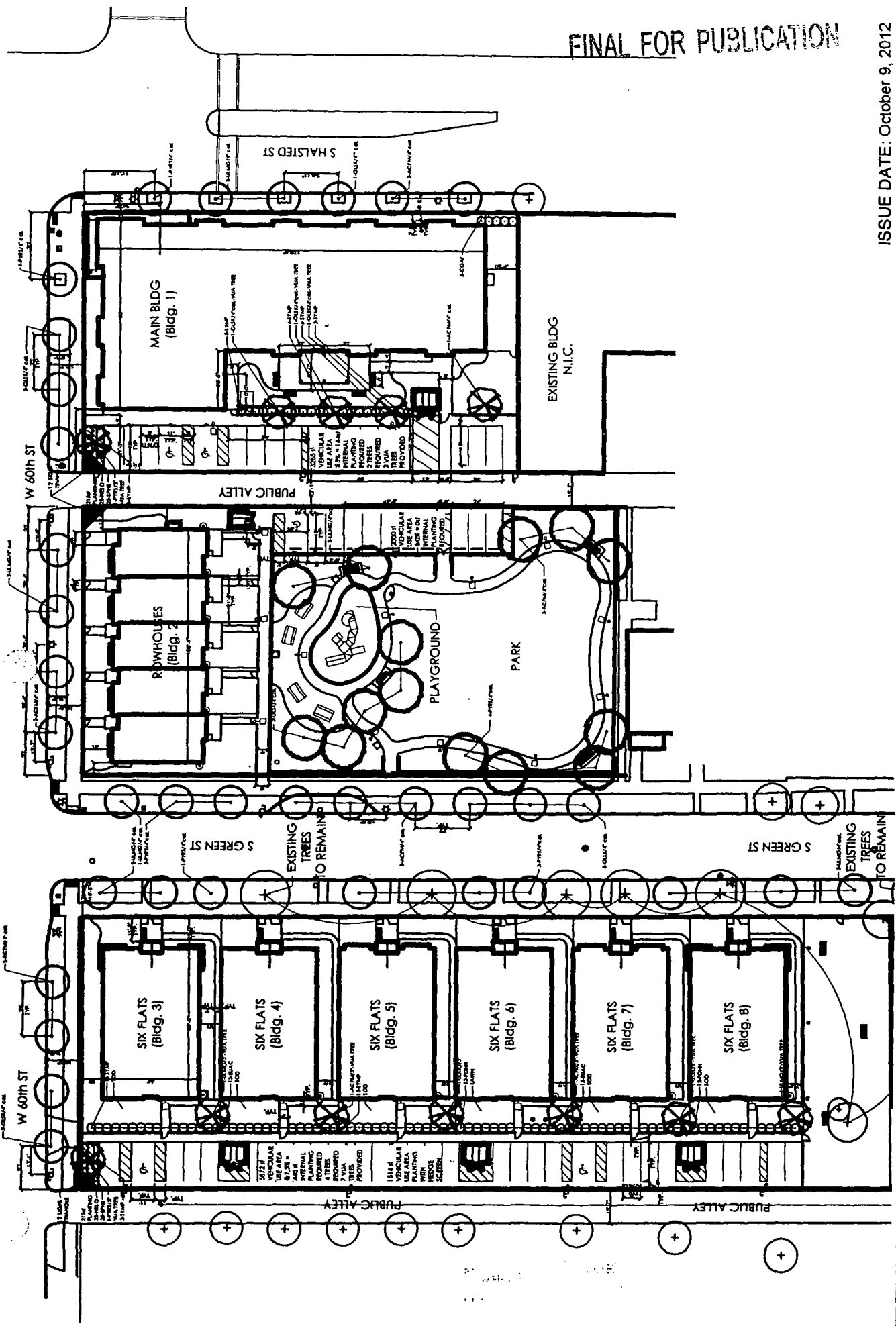
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APPLICANT: Volunteers of America of Illinois  
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DRAWING:  
**LANDSCAPE PLAN**

SCALE: N.T.S.

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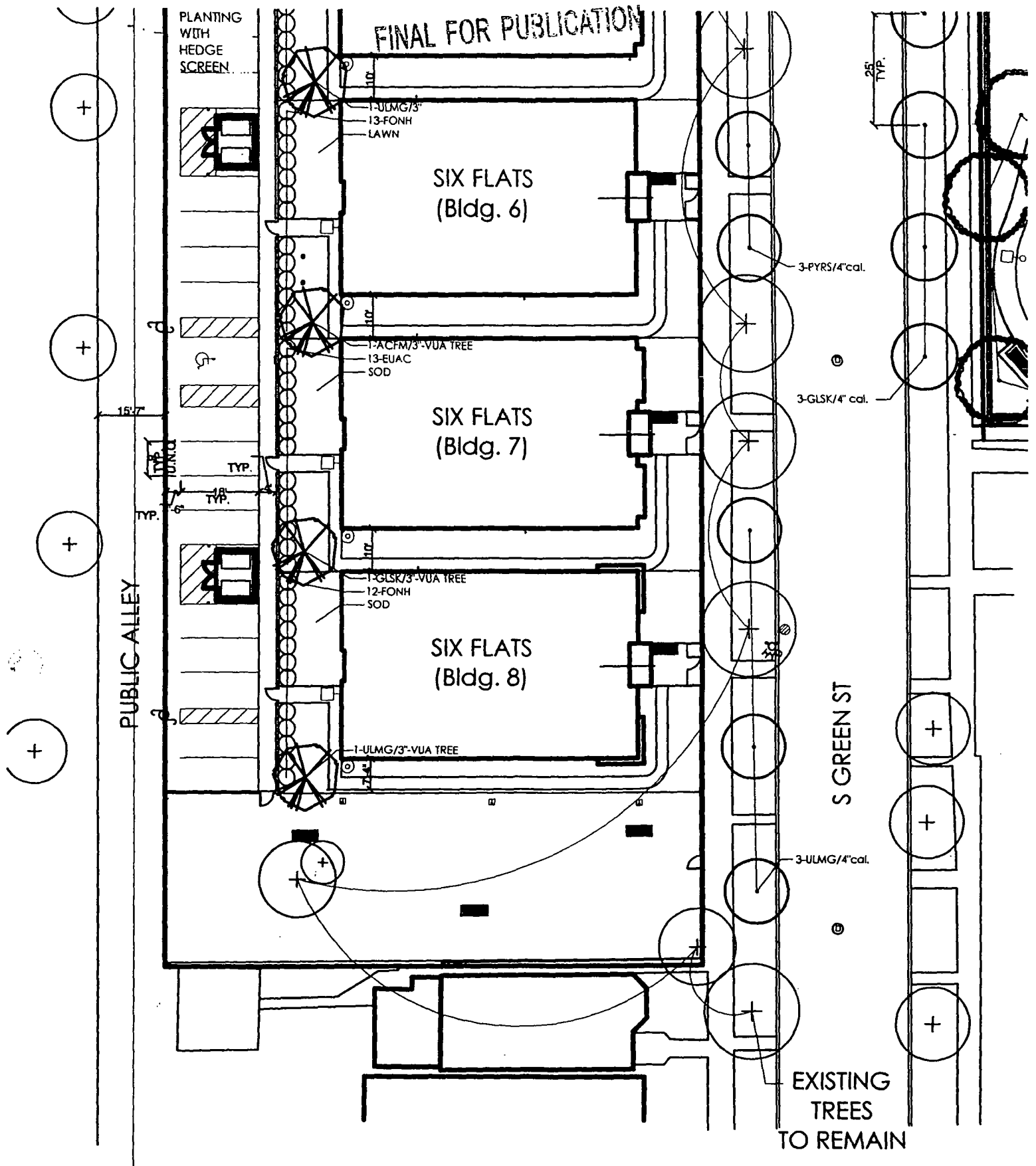
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**DRAWING: SIX FLATS-SOUTH LANDSCAPE PLAN**

SCALE: 1" = 30'-0"

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## PD REQUIRED PLANT MATERIAL

QTY.	KEY	BOTANICAL NAME / COMMON NAME	SIZE/COND
<b>Shade Trees</b>			
2	ACFM	Acer freemanii 'Marmo' Marmo Freeman Maple	3" cal
12	ACFM	Acer freemanii 'Marmo' Marmo Freeman Maple	4" cal
1	GLSK	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	3" cal
17	GLSK	Gleditsia triacanthos 'Skyline' Skyline Honeylocust	4" cal
2	PYRS	Pyrus calleryana 'Redspire' Redspire Flowering Pear	3" cal
12	PYRS	Pyrus calleryana 'Redspire' Redspire Flowering Pear	4" cal
3	ULMG	Ulmus x. 'MortonGlossy' Triumph Hybrid Elm	3" cal
12	ULMG	Ulmus x. 'MortonGlossy' Triumph Hybrid Elm	4" cal

**Deciduous Shrubs**

5	COAF	Comus sericea 'Farrow' Arctic Fire Redtwig Dogwood	30"ht
26	EUAC	Eyuonymus alatus 'Compactus' Dwarf Burning Bush	30"ht
25	FONH	Forsythia x intermedia 'New Hampshire Gold' New Hampshire Gold Forsythia	30"ht
50	SYMP	Syringa meyeri 'Palibin' Dwarf Korean Lilac	30"ht

**Perennials, Groundcover & Ornamental Grasses**

50	HESO	Hemerocallis 'Stella de Oro' Stella de Oro Daylily	#1/18"o.c.
50	SPHE	Sporobolus heterolepsis Prairie Dropseed	#1/18"o.c.

ISSUE DATE: October 9, 2012

<b>HOPE MANOR II</b> <b>APARTMENTS</b>	ADDRESS: 6000-6018 S. Halsted Street; 6001-6023 S. Green Street; 6000-6034 S. Green Street; and 801-845 W. 60th Street Chicago, Illinois 60621	DRAWING: <b>PLANT LIST</b>
	APPLICANT: Volunteers of America of Illinois INTRO. DATE: April 13, 2011 CPC DATE: October 18, 2012	SCALE: N.T.S.